



## HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road  
Nantucket, Massachusetts 02554  
[www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**Commissioners:** Linda Williams (Chair), Diane Coombs (Vice-chair), John McLaughlin, Raymond Pohl, Kristine Glazer  
**Associate Commissioners:** Abigail Camp, Vallorie Oliver, Matt Kuhnert **Staff:** Mark Voigt

### ~~ MINUTES ~~

**Tuesday, February 2, 2016**

Public Safety Facility, 4 Fairgrounds Road, Training Room – 5:00 p.m.

Called to order at 5:01 p.m.

Staff in attendance: J. Hedden, Administrative Specialist; T. Norton, Town Minutes Taker  
Attending Members: Williams, Coombs, McLaughlin, Pohl, Glazer, Camp  
Absent Members: Oliver, Kuhnert  
Late Arrivals: Camp, 5:04 p.m.  
Early Departures: McLaughlin, 8:42 p.m.

Agenda adopted as amended by unanimous consent.

#### I. PUBLIC COMMENT

None

#### II. CONSENT

1. Lipton Nant. LLC – 65179	31 Woodbury Lane	Hardscape: fence	41-276.3	Jardins Intl
2. 94 Miacomet LLC – 65180	94 Miacomet Road	Alterations: windows & doors	81-145.3	Brook Meerbergen
3. Scricco, Francis – 65181	155 Polpis Road	Rev.64896: window wells	44-14	Botticelli & Pohl
4. Seiger Nantucket NT – 65182	11 Sesechacha Road	Hardscape: pergola	21-140	Botticelli & Pohl
5. Dubuc-Kizilbash FT – 65183	14 Nonantum Avenue	New cabana	87-11	Thornewill Design
6. Byrne, Joshua – 65184	7 Chase Links Circle	New shed	30-613	Botticelli & Pohl
7. Segall, Gregory – 65185	25 Starbuck Road	Window wells	60-121	Botticelli & Pohl
8. Begier, Lynne – 65186	3 Sconset Avenue	Hardscape: fence	73.4.1-17	Val Oliver
9. Begier, Lynne – 65187	3 Sconset Avenue	Rev.64835: chngs, patio & deck	73.4.1-17	Val Oliver
10. Parr, Joanne – 65188	19 Tetakimmo Drive	Extend deck	53-39	Val Oliver
11. Desert Island LLC – 65189	15 Delaney Road	As-built drmr&add frieze board	30-635	Westbay Construct.
12. Dex Dog LLC – 65190	6A Arrowhead Drive	Rev: door & color	69-58.1	Emeritus
13. Chumak, Sergey – 65191	6 Gray Avenue	Window & door changes	67-175	Self
14. Nantucket Land Bank – 65192	2A Massasoit Bridge Road	New garage	59.4-30	Rowland & Assoc.
15. Nantucket Land Bank – 65193	2A Massasoit Bridge Road	Addition & fenest chgs	59.4-30	Rowland & Assoc.
16. 276 Polpis Road NT – 65194	276 Polpis Road	Rev.65086: new foundation	25-31	Rowland & Assoc.
17. Cros Parantoux Trust – 65195	30 Nobadeer Avenue	New shed	87-35	Botticelli & Pohl
18. Cros Parantoux Trust – 65196	30 Nobadeer Avenue	New studio	87-35	Botticelli & Pohl
19. Snell, Leslie – 65197	23 Woodland Drive	Move shed on lot	68-261	Self
20. Burns, Jim – 65198	1 Gardner Perry Lane	Rev.61976:chg roof GH TME	55-32.4	Scott Anderson
21. Moriera, Carlos – 65199	1 Rosemary Way	Fenestration & shutters	69-20	Val Oliver
22. RNR Jefferson Fam LP – 65200	21 Jefferson Avenue	Hardscape: patio	30-129	Rowland & Assoc.
23. RNR Jefferson Fam LP – 65201	21 Jefferson Avenue	Addition & rmv screen porch	30-129	Rowland & Assoc.
24. Harthun, Carolyn – 65202	7 Swayze Drive	Hardscape: patio & spa	66-155	Ben Champoux
25. Jemison, Susan – 65203	52 West Chester Street	New shed	41-381	Self

Sitting Williams, Coombs, McLaughlin, Glazer, Camp

Alternates None

Recused Pohl

Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.

Representing None

Public None

Concerns No concerns.

Motion **Motion to Approve. (Coombs)**

Vote Carried 4-0//McLaughlin abstain

Certificate #

65179 to 65203

III. CONSENT WITH CONDITIONS					
1.	Harde, Ellen – <b>65204</b>	83 Eel Point Road	Add deck, shower	32-12	JB Studio
	*Maximum height of to outdoor shower is 6'				
2.	Drexler, Blake – <b>65205</b>	95 Washington Street Ext.	One car garage	55.1.4-7.1	Val Oliver
	*TDL not SDL				
3.	Smith, Halsey – <b>65206</b>	1 Vine Cliff Lane	Rev: garage doors & windows	29-43.1	Emeritus
	*Vertical panes in garage doors				
4.	Nant. 108 Cliff Rd RT – <b>65207</b>	108 Cliff Road	Garage	41-89	BPC
	*Vertical panes in garage doors				
5.	Schneider Trust #2 – <b>65208</b>	12 Pleasant Street	New foundation brick	42.3.3-74	CWA
	*Bench mark set & put in the file; no higher out of the ground than existing				
6.	Housing Nantucket – <b>65209</b>	18 Ticomma Way	Move on from 5 Lauretta Lane	67-708	Anne Kuszpa
	*South facing front door to be 6-panel with beefed up trim				
7.	CHC Development – <b>65210</b>	7 Primrose Lane	Rev.64935: MH fenest chgs	40-65	CWA
	*Due to lack of visibility				
8.	CHC Development – <b>65211</b>	7 Primrose Lane	Rev.63930: GH fenest chgs	40-65	CWA
	*Due to lack of visibility				
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp				
Alternates	None				
Recused	Glazer				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Public	None				
Concerns	No concerns.				
Motion	<b>Motion to Approve through staff per noted concerns. (Coombs)</b>				
Vote	Carried 4-0//McLaughlin abstain			<b>Certificate #</b>	<b>65204 to 65211</b>
IV. SIGNS					
1.	Roberts/Poets Corner	16 Amelia Drive	Wall sign	67-441	Nate Roberts
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – This is approvable.				
Concerns (5:07)	No concerns.				
Motion	<b>Motion to Approve. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65212</b>
2.	Wayne Alarm	Multiple sites	Violations-modifications	Various	Bill Freedman
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – Mr. Voigt has tried to communicate with the representative but there has been no response.				
Concerns	No comments.				
Motion	<b>Motion to Hold. (Coombs)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	
3.	Island RT/J. Butler Coll.	12 Main Street	Move existing sign	42.3.1-180	Jeffrey Haines
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – This is approvable.				
Concerns	No concerns.				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried unanimously			<b>Certificate #</b>	<b>65213</b>

4.	Baker, Jonas/NIR	14/15 Old South Wharf	Sign	42.2.4-2	Self
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – They have approved with a different background color				
Concerns	No additional concerns.				
Motion	<b>Motion to Approve through staff per SAC comments. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65214</b>	
5.	Richmond Grp/Mini Mart	57 Old South Road	Wall sign	68-156	Mayra Escobar
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – This is approvable.				
Concerns	<b>Coombs</b> – Noted that this building is not handicapped (H/C) accessible.				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65215</b>	
6.	Ralph Lauren – <b>65126</b>	16 Main Street	Sign	42.3.1-179	Paul McCarthy
7.	Ralph Lauren – <b>65127</b>	16 Main Street	Sign	42.3.1-179	Paul McCarthy
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – The change is the addition of “Polo” to the sign.				
Concerns	<b>Williams</b> – Isn’t sure this change is permissible. <b>Pohl</b> – Doesn’t think we can object to that. “Polo” is a part of Ralph Lauren. <b>Glazer</b> – The company is rebranding with a new company name.				
Motion	<b>Motion to Approve. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65216 &amp; 65217</b>	
8.	Toujours Midi/Weinman – <b>65218</b>	36 Centre Street	Projecting sign	42.3.1-67	Laurie Herrmann
9.	Toujours Midi/Weinman – <b>65219</b>	36 Centre Street	Wall sign	42.3.1-67	Laurie Herrmann
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	None				
Sign Advisory	<b>Ben Normand</b> , Sign Advisory Committee – They have approved with a different background color				
Concerns	No additional concerns				
Motion	<b>Motion to Approve through staff with the color chip for the background. (McLaughlin)</b>				
Vote	Carried unanimously		<b>Certificate #</b>	<b>65218 &amp; 65219</b>	
10.	Enforcement				
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer, Camp				
Sign Advisory	Ben Normand, Sign Advisory Committee				
Concerns (5:16)	<b>Williams</b> – Jack Wills is in violation with signage on the storm protectors. The former toy store on Oak Street has a sign saying, “space for rent.”				

## V. NANTUCKET PUBLIC SCHOOLS PROJECTS

1. NPS – High School 10 Surfside Road New work space – green house 55-137 Diane O’Neil  
 Sitting Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates Camp  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Diane O’Neil**, Facilities Manager – Space for a landscaping program.  
 Public None  
 Concerns (5:19) **Williams** – This is not visible as it is in the court yard.  
 Motion **Motion to Approve. (Pohl)**  
 Vote Carried unanimously **Certificate # 65220**

2. NPS, New School 30 Surfside Road Hardscape: revisions 55-101 SMRT  
 Sitting Coombs (acting chair), Pohl, Glazer  
 Alternates None  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing Diane O’Neil, Facilities Manager  
 Public **Williams** – Reviewed the landscaping project for the new intermediate school and why it is on the table.  
 Concerns (5:21) **Pohl** – We reviewed it before and this is a technicality as it is now a separate application. No concerns.  
**Glazer** – Asked about an arch in the drive. No concerns.  
 Motion **Motion to Approve. (Glazer)**  
 Vote Carried unanimously **Certificate # 65221**

## VI. NEW BUSINESS

1. Collis, Leighton 5 Galen Avenue Rev.64850: trim, roof, fenst, etc 29-122 Brook Meerbergen  
 Sitting Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates Camp  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Brook Meerbergen** – Presented project.  
 Public None  
 Concerns (5:25) No concerns.  
 Motion **Motion to Approve. (Glazer)**  
 Vote Carried unanimously **Certificate # 65222**

2. 47 Monomoy Trust 47 Monomoy Road Hardscape: spa & walls 54-295 Mirka Ahern  
 Sitting Williams, Coombs, McLaughlin, Pohl, Glazer  
 Alternates Camp  
 Recused None  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing **Miroslava Ahern** – Presented project. Explained the problems with the steep slope of the grade.  
 Public None  
 Concerns (5:29) **Coombs** – Concerned about the amount of grading being done. Would prefer wood or stone.  
**Williams** – Would prefer landscaping timbers; the target too formal.  
 Motion **Motion to Approve through staff with a stone veneer on both sides. (McLaughlin)**  
 Vote Carried unanimously **Certificate # 65223**

3. Guill, Ben 62 Hulbert Avenue Hardscape; spa & fire pit 29-57 Waterscapes  
 Sitting Williams, Coombs, McLaughlin, Glazer, Camp  
 Alternates None  
 Recused Pohl  
 Documentation Associated site and elevation plans, photos, correspondence, and required historical documentation.  
 Representing None  
 Public None  
 Concerns (5:36) No comments at this time.  
 Motion **Motion to Hold to end of agenda. (Glazer)**  
 Vote Carried unanimously **Certificate #**

4.	Featherstone-Witty, J.	8 Micheme Lane	New dwelling	67-162.3	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:37)	<p><b>Glazer</b> – Fenestration is chaotic; the front door is in the wrong mass; it is overly ganged on the 2<sup>nd</sup> floor and under fenestrated on the 1<sup>st</sup> floor. North elevation, the shed dormer is too large, too many ganged windows.</p> <p><b>Williams</b> – There a many problems. There is way too much going on at this lot; there are three garages.</p> <p><b>Pohl</b> – This is rendered as a very wide gambrel.</p>				
Motion	<b>Motion to Hold all three for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
5.	Featherstone-Witty, J.	8 Micheme Lane	New second dwelling	67-162.3	JB Studio
6.	Featherstone-Witty, J.	8 Micheme Lane	New barn	67-162.3	JB Studio
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Juraj Bencat, JB Studio				
Public	None				
Concerns (5:37)	<b>Williams</b> – There a many problems. There is way too much going on at this lot; there are three garages.				
Motion	<b>Motion to Hold both for revisions. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
7.	Minella, Sarah	15 Gingy Lane	New dwelling	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Robert Newman</b> , Sandcastle Construction Inc. – Presented project using a 3D rendering: alternate has lower secondary ridges, no corresponding drawings.				
Public	None				
Concerns (5:41)	<p><b>Williams</b> – Reviewed the history of the subdivision and concerns about the end lots. Now the lot in the back is elevated. Need to view this from Brooks Farm; it is way up in the air. This house has no context with the rest of the neighborhood.</p> <p><b>Coombs</b> – The drawings have no additive massing. The windows are “here and there”. N elevation, the left 2<sup>nd</sup>-floor window has nothing under it. Does not reflect Gingy Lane. The secondary mass toward Brooks Road needs come down lower. With the ancillary structures, the program goes from setback to setback.</p> <p><b>Pohl</b> – Agrees with Ms Coombs; it’s all pretty much two stories. The alternative ridge heights are better, but still needs to come down with some 1-story elements and looks crushed into the corner.</p> <p><b>McLaughlin</b> – The A/C should be moved away from the road.</p> <p><b>Glazer</b> – Agree with what’s been said. The main mass is very successful; the rest is too tall and too vertical.</p> <p><b>Williams</b> – She is for a total redesign that reflects the rest of the street. Agrees about the massing; and needs to come down from 30 feet tall.</p>				
Motion	<b>Motion to Hold for revisions. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
8.	Minella, Sarah	15 Gingy Lane	New garage	41-849	Rob Newman
9.	Minella, Sarah	15 Gingy Lane	Hardscape: pool, fence & patio	41-849	Rob Newman
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Robert Newman, Sandcastle Construction Inc.				
Public	None				
Concerns	No comments at this time.				
Motion	<b>Motion to Hold to track. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

10. Beach Nut LLC (OB)	1A Crow's Nest Way	New dwelling	12-24.1	JGGA
Sitting	Williams, Coombs, Pohl, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Graham Goldsmith</b> , J. Graham Goldsmith Architects – Reviewed changes made per previous concerns. Rebutted Ms Williams concerns.			
Public	None			
Concerns (5:54)	<p><b>Williams</b> – There is negative mass under the dormer; we don't allow negative mass. The previous submissions aren't clearly marked as such. The west elevation, far right wing isn't set back far enough.</p> <p><b>Coombs</b> – The outdoor shower shouldn't be on the north elevation. Needs more 1-story elements; this area especially on the water side, has sprawling low houses; this is 26 feet high and visible from the beach and Crows Nest Way. The 1<sup>st</sup> floor eaves are all the same on all sides. South elevation, the gable enclosing the front door gives that side a very odd look. Fenestration is chaotic.</p> <p><b>Camp</b> – Agrees with what's been said; it should be easy to reduce the height and length without losing the design. W elevation, the dormer over the front door is swimming in a large roof plane; far right, the last wing doesn't look set back. She preferred the previous design; she liked the cross-bucks either side of the front door.</p> <p><b>Pohl</b> – Feels the design is arriving at the bungalow style, which is appropriate for the area. Agrees about reducing the ridge height more. In his opinion that as a bungalow-style structure, it is entitled to the negative mass; noted other bungalow styles with similar massing around the front door. His main concern is to bring down the ridge height. Agrees the west elevation projecting gable windows are too small. If the consensus is in favor of the previous design, the projecting gable has to get lower to break up the 40-foot long ridge.</p> <p><b>Williams</b> – This is 76X72 feet which is not appropriate for this lot; it's not appropriate as to height; the negative mass is inappropriate; the left projection is inappropriate. West elevation, the left projecting 2-story wing eave height is higher than the main mass. The long snout toward the road is not appropriate. All three sides are visible. South elevation, there is a 22-foot-long thing hanging off the right side; it's 32 feet from the left edge to the front door; the "A" windows are not appropriate in the secondary element. South elevation, the tiny bumpout has "A" windows ganged together, which isn't appropriate. The same is happening on the east and west. Her biggest concern is the big gable piece. She thinks Mr. Goldsmith should work off the originally submitted main mass, which was strong.</p>			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		
11. Beach Nut LLC (OB)	1A Crow's Nest Way	New cottage	12-24.1	JGGA
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Graham Goldsmith, J. Graham Goldsmith Architects			
Public	None			
Concerns	No comments at this time.			
Motion	<b>Motion to Hold to track. (Coombs)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

12. Simpson, Russell	6 Marble Way (portion)	New commercial structure	66-103	Concept Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>TJ Watterson</b> , Concept Design LLC – Presented project: revision to building 2, deleted the apartment. The hardscaping plan shows the driveway on the west side; that change isn't reflected on this site plan. Russell Simpson			
Public	<b>Chris Skehel</b> – 75 & 77 Bartlett Road – Challenged the height depicted on the plans as opposed to representation on the application. <b>Tom Schroeder</b> , 9 Marble Way – Likes the size of the building but concerned about the overall program on a 1/3 acre lot. The way the driveway is set up, every commercial vehicle is going to be visible; he would like the screening to maintain a more residential look along the street. <b>Samantha Parson</b> , 1 Marble Way – Concerned about meeting the open space requirements. Asked about the height. <b>Dawn Dugan</b> , 80 Somerset Road & 6 Sleepy Hollow – No concerns. <b>Kevin Dugan</b> , 80 Somerset Road & 6 Sleepy Hollow – No comments about the design as long as the height is as proposed. <b>Erin Myers</b> , 14 Sleep Hollow – Would like this made a little larger and the other building smaller to come to a happy medium. Robert Morgenstern, 1 Marble Way			
Concerns (6:25)	<b>Williams</b> – Open space is not in HDC's jurisdiction; this does meet the open space requirements. The height is 20'7". Explained how the position of the driveway minimizes the view of the commercial parking from the street. The doors, height, and pitch match the other buildings. Extensive discussion about the parking. <b>McLaughlin</b> – More should be done to increase the screening and minimize the sight line down the driveway. The minimum allowable pitch is 7/12, but with a slightly steeper pitch, the eaves could drop a couple of feet closer to the top of the door. The cupola is not appropriate on this structure. The structure has no H/C access but there is H/C parking. <b>Pohl</b> – Agrees with Ms Williams that the buildings should complement one another. Agrees with Mr. McLaughlin about the cupola. Agrees with Ms Coombs about the vent being larger. <b>Coombs</b> – This is a quiet building; likes that about it. The little gable vent should be wood and maybe a bit larger. <b>Glazer</b> – Agrees with what's been said. Agrees with removing the cupola. The pent roof with brackets over the door needs to be centered above the door. The orientation points on the plans are wrong. <b>Williams</b> – Should be held for a corrected site plan that shows the screening and the hardscaping plan.			
Motion	<b>Motion to Hold for a corrected site plan and revisions and further information. (Glazer)</b>			
Vote	Carried unanimously <b>Certificate #</b>			
	<b>Motion to move G&amp;G Development up from the View section.</b> (Coombs) Carried unanimously			
1. G & G Development	3 Old Farm Road	New dwelling	55-920	French 2D
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Jenny French</b> , French 2D – Presented project.			
Public	None			
Concerns (7:03)	<b>Pohl</b> – Checked that the average ridge height is under 30 feet from the mean grade. Agrees about adding corner boards. <b>Williams</b> – This house should have corner boards. Take the shingling off the posts. South elevation, it follows the grade but the height needs to be confirmed by an engineer. The transoms don't work. <b>Coombs</b> – West elevation, facing Prospect Hill Cemetery, the lights over the French doors should be eliminated; the dormers with the "E" windows are concerns. South elevation, from the cemetery it will look like a large solid building and be looming; the outdoor fireplace on the left side adds to the issue; eliminate the lights over the "B" windows. <b>Glazer</b> – The west elevation is over 93 feet. North elevation, there are a lot of empty wall space exacerbated by it projecting back way too far, agrees with Ms Coombs. <b>Pohl</b> – North elevation, should have gable end windows. Agrees it needs corner boards. Likes the simple masses. Asked that the height of the building be scrutinize for ways to reduce it. <b>McLaughlin</b> – Nothing to add. <b>Williams</b> – Agrees with much that's been said. Suggested changing the pitch to 10/12 to lower the eaves. West elevation, the dormer has a lot of excess space; might have to be a single dormer. Transoms need to go.			
Motion	<b>Motion to Hold for revisions and view with 3 height poles; at the front gable and back gable height and at the very rear. (Coombs)</b>			
Vote	Carried unanimously <b>Certificate #</b>			

Break 7:17 to 7:26 p.m.

13. Szwajkowski, Courtney	3 Joy Street	Hardscape: pool, patio & fence	55.4.5-68	NAG
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented project.			
Public	<b>Steven Cohen</b> , Cohen & Cohen Law PC – Pools are an allowed use under R-1 zoning; could get the pool by applying for a use free through planning. Advised the board to continue with a discussion of the merits.			
Concerns (7:26)	<b>Williams</b> – This lot is going into ROH; that zoning took effect as soon as the zoning article was published. Right now this is under ROH zoning which prohibits pools. She believes it will be visible because the lots around it are clear. <b>Glazer</b> – The fence will be visible from the road. The plan says privet for both sides of the fence; suggested a board fence with privet. She doesn't believe the pool will be visible. <b>McLaughlin</b> – Believes it won't be visible. <b>Coombs</b> – She's not going to approve it. There aren't many board fences around there.			
Motion	<b>Motion to Approve through staff with a 4-foot, natural-to-weather, board fence with plantings on both side along the east side. (McLaughlin)</b>			
Vote	Carried 3-1//Coombs opposed, Williams abstain	<b>Certificate #</b>	<b>65224</b>	
14. Clarfeld Financial	3 Lincoln Avenue	Pool equipment shed	30-140	Botticelli & Pohl
Sitting	Williams, Coombs, McLaughlin, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Ray Pohl</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (7:36)	<b>Williams</b> – Doesn't understand this shed at all; it only has three walls. The roof should increase to a 6 pitch.			
Motion	<b>Motion to Approve due to lack of visibility through staff with a 6/12 pitch. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65225</b>	
15. Jaques, Ralph	20 West Chester Street	Demo existing dwelling	42.4.3-58.1	JMS Design
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (7:40)	<b>Williams</b> – Presented project; Toscana says they can't get it out of there. This structure is circa 1977.			
Motion	<b>Motion to Approve due to the age and inability to move it out. (McLaughlin)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65226</b>	



VII. VIEWS				
2.	Smith, Halsey	1 Vine Cliff Lane	New dwelling	29-43.1 Emeritus
Sitting	Williams, Coombs, McLaughlin, Pohl, Camp			
Alternates	None			
Recused	Glazer			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Matt MacEachern</b> , Emeritus Development – Explained the revisions made per HSAB comments. <b>Peter Glazer</b> – Submitted an alternate orientation with some revisions at the table.			
Public	None			
Concerns (7:42)	<b>Williams</b> – This is a new subdivision with its own road. The old garage is remaining on the front lot. Read HSAB comments. HSAB didn't understand the layout of the siting and new subdivision; explained the subdivision and roadway layout. The roof walk should be 8X12 and only two sections with a center post. East elevation, the right dormer cheek walls need to come in; the left middle section should move back one more foot. South elevation, there are a lot of "E" windows. The back will be difficult to see due to the structure behind it. The only Victorian element is the pent roof. <b>Coombs</b> – This wouldn't be the only house along Cliff Road not facing Cliff Road. It should have a chimney. Doesn't want it to be oriented catty-corner. West elevation, the left windows should split a little to fill the 1-story gable. <b>Camp</b> – Agrees it should have a chimney if there is a roof walk. Thinks the skirt is okay with a formal structure. East elevation, suggested "A" windows in the right and left wings. <b>Pohl</b> – Disagrees with HSAB about the position of the chimney, its proposed location is fine. Agrees it should orient to Vine Cliff like its neighbor; angled is too modern and suburban. This is appropriate. Doesn't think the back will be visible at all <b>McLaughlin</b> – Nothing to add. <b>Williams</b> – The skirt is too modern for this house design and location; would be okay with a piece in the back that hides the shaft. East elevation, the sidelights need to get narrower; right dormer cheek walls need to come in; this house wouldn't have been built with 6-over-9 windows; the one top piece is one piece too many. South elevation, the little bumpout should move left more; the "E" window in the gable should become "C" windows. West elevation, the left small gable windows should be spread out. No change to the north. Orientation should remain as original proposed			
Motion	<b>Motion to Hold for revisions. (Pohl)</b>			
Vote	Carried unanimously		Certificate #	
3.	Maxwell, John	32 India Street	Renovation & additions	42.3.4-152 BPC
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer			
Alternates	Camp			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mark Cutone</b> , BPC – Circa 1807-1815. Presented project. Would like to pour a new foundation but maintain the mottled look of exposed and pargetted brick. The rear ell has a poured foundation and circa 1940s construction; would replicate its design.			
Public	None			
Concerns (8:09)	<b>Williams</b> – Read HSAB comments. Without documentation that there ever was clapboard, that is not approvable. West elevation, the "A" window on the main mass is a concern. The addition would look like a sleeping porch, which it isn't presently. The 2-over-2 windows are completely wrong and the 4-over-4 windows questionable. Need to see how the dormer is cutting into the roof and if any rafters will be affected. There is a lot behind this blocking visibility of the rear. <b>Glazer</b> – There are two Nantucket Historic Association photos showing the front door entablature. <b>Coombs</b> – There seems to be no difference between the "E" and "F" windows. The windows in the "rocket" need to be separated and split and the kitchen windows underneath need to be larger. The skylight should be eliminated. South elevation, asked if the little basement door is being kept. <b>Pohl</b> – The 2 <sup>nd</sup> -floor sleeping porch concept makes the whole idea of the 1 <sup>st</sup> floor porch less tenable; there should be an interior room under the sleeping porch. <b>McLaughlin</b> – Believes the back will be visible from Thurston Court, so the size of the windows is a concern.			
Motion	<b>Motion to Hold for revisions. (Coombs)</b>			
Vote	Carried unanimously		Certificate #	

4.	Maxwell, John	32 India Street	New studio/garage	42.3.4-152	BPC
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Mark Cutone, BPC				
Public	None				
Concerns (8:29)	<b>Williams</b> – Read HSAB comments. Consensus agrees with HSAB except the trim should match the house.				
Motion	<b>Motion to Hold for revisions. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
5.	Callahan, Raymond	110 Tom Nevers Road	New guest house	91-42	SMRD
Sitting	Williams, Coombs, McLaughlin, Pohl, Glazer				
Alternates	Camp				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steve Roethke</b> , S.M. Roethke Design – Submitted context photos of the neighborhood at the table. Presented project.				
Public	None				
Concerns (8:31)	<b>Pohl</b> – This is a square box with four gables coming to a point on top; there is no eave on this house. Okay with the height and siting. It should have a major gable and a minor gable. <b>Coombs</b> – No concern with the height. <b>Glazer</b> – Okay with the siting. Not sure about the height. This design is not simple and not quite; the main structure is. <b>McLaughlin</b> – There are nine awnings and two casements (they match the main house). <b>Williams</b> – The massing needs work.				
Motion	<b>Motion to Hold for revisions. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
6.	Walsh Street NT	3 Walsh Street	Brick piers & steps	42.4.1-56	NAG
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Steve Theroux</b> , Nantucket Architecture Group Ltd – Presented project.				
Public	None				
Concerns (8:42)	<b>Williams</b> – Read HSAB comments. Discussion about the stairs off the side.				
Motion	<b>Motion to Approve due to the fact that the stairs are less intrusive than previously approved. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate # 65227</b>		
7.	Petrini	34 Quidnet Road	Hardscape: pool, patio & fence	21-53	Edgewater Landscp
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Mark Cutone</b> , BPC – Submitted revised plans at the table. Presented project. Paul Cronin Steven Cohen, Cohen & Cohen Law PC				
Public	None				
Concerns (8:45)	<b>Williams</b> – We told them they could not have a pool at this location. You need to show the Massachusetts Endangered Species Act (MESA) line on the site plan. A platform is being created on which to put the pool; we didn't want any platforms. The wall-to-wall patio isn't happening; suggested a grass surround. The circular formal driveway is not happening. <b>Glazer</b> – This plan is contrary to the rural nature of this area. <b>Pohl</b> – We need more information: the MESA line, topography exist and proposed, and a cross section showing cut & fill. The wall on the southern part is a 4-foot wall and two feet of that comes up to the pool deck then two feet of wall above that is free standing; suggest that wall be cut down.				
Motion	<b>Motion to Hold for more information. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

8.	Fossen, Merle	5 Pauguvet Lane	Roof walk	30-278	Barry Donovan
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Barry Donovan</b> – Presented project.				
Public	None				
Concerns (8:54)	<b>Glazer</b> – The only other roof walk on that street is across the street. <b>Williams</b> – This was designed to never have a roof walk; it's a saltbox facing the water. Asked Mr. Donovan if he wants to withdraw the application. <b>Donovan</b> – Asked it be held so that he can discuss the situation with the owner.				
Motion	<b>Motion to Hold for further information. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		
9.	Saluzzo	15 Boulevard	Hardscape: pool, patio & fence	80-244	Mirka Ahern
Sitting	Williams, Coombs, Pohl, Glazer, Camp				
Alternates	None				
Recused	None				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	Miroslava Ahern – Explained the vegetated buffer.				
Public	None				
Concerns (8:56)	<b>Williams</b> – We ascertained this isn't visible, but this didn't go on consent due to the extent of the fence. It runs through thick existing foliage. No concerns.				
Motion	<b>Motion to Approve. (Glazer)</b>				
Vote	Carried unanimously		<b>Certificate # 65228</b>		
10.	Andrews, Vincent	29 Lily Street	Replace PT wall with brick	42.4.3-105	Mirka Ahern
Sitting	Williams, Coombs, Pohl, Glazer				
Alternates	None				
Recused	Camp				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Miroslava Ahern</b> – Presented project.				
Public	Chris Howard				
Concerns (8:58)	<b>Williams</b> – Read HSAB comments; they did not object to the wall, only the stairs that should go toward that front door. <b>Coombs</b> – Doesn't think the front should have a front wall; it hasn't had one for a long time. <b>Pohl</b> – They are proposing a 2-foot wall, the berm is four feet high; there will still be a 2-foot berm. He doesn't see that as hugely intrusive. Discussion about what to do about the stairs.				
Motion	<b>Motion to Approve through staff with the stairs to be brick or old granite and to align with the steps to the front door, per Exhibit A. (Pohl)</b>				
Vote	Carried unanimously		<b>Certificate # 65229</b>		
11.	Frederick Hoff Rev. T	99 Cliff Road	New garage	30-627	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp				
Alternates	None				
Recused	Pohl				
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.				
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – There are a lot of garages in front of the houses along that section of Cliff Road.				
Public	None				
Concerns (9:07)	<b>Williams</b> – The garage in front of the house is not appropriate. If we approve this, we're going to get nailed. <b>Coombs</b> – Suggested moving the garage doors to the west elevation. Suggested a people door on the south elevation so it looked more like a house. <b>Glazer</b> – Suggested another viewing and in the meantime come up with revisions to the south elevation. <b>Camp</b> – Keep it simple and landscape it to screen it from the road.				
Motion	<b>Motion to Hold for revisions and a viewing with one pole. (Coombs)</b>				
Vote	Carried unanimously		<b>Certificate #</b>		

12. Cros Parantoux Trust	30 Nobadeer Avenue	Demo/move dwelling	87-35	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	Lisa Botticelli, Botticelli & Pohl			
Public	None			
Concerns (9:12)	No concerns.			
Motion	<b>Motion to Approve as a move or demolition. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65230</b>	

13. Cros Parantoux Trust	30 Nobadeer Avenue	New dwelling	87-35	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (9:13)	<p><b>Williams</b> – Most houses in the immediate area are compact; this needs to fit in. The 2-over-2 windows, six-light door, and pent roof on the north are inappropriate. The rough openings of the windows are okay. West elevation, needs something to break it up. North elevation has too many ganged windows. West elevation, too many French doors; “A” windows don’t belong there.</p> <p><b>Camp</b> – Given the site plan, the west elevation is a good solution. To her the south elevation needs the most work.</p> <p><b>Glazer</b> – South elevation, it looks like the eave line is long and unbroken.</p> <p><b>Coombs</b> – Thinks the north elevation won’t be visible.</p>			
Motion	<b>Motion to Hold for revisions. (Camp)</b>			
Vote	Carried unanimously	<b>Certificate #</b>		

14. Sabelhaus, Melanie	2 Quaise Pastures Road	Adtn & rmv perg, chim, & drmr	26-20.6	Botticelli & Pohl
Sitting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Lisa Botticelli</b> , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (9:23)	Discussion about the north elevation becoming the front of the house and the windows.			
Motion	<b>Motion to Approve due to the existing architecture of the house. (Glazer)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65231</b>	

15. Osgood, Robert	43 Tennessee Avenue	Move off to 4 Goose Cove	59.4-310	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Presented project.			
Public	None			
Concerns (9:28)	No concerns.			
Motion	<b>Motion to Approve. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65232</b>	

16. MHD Partners	4 Goose Cove	Move on fm 42 Tennessee Ave	59.4-30	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Presented project. It’s actual height is 25.5 feet.			
Public	None			
Concerns	<b>Williams</b> – The ridge height must be kept low, no higher than 25 feet.			
Motion	<b>Motion to Approve. (Pohl)</b>			
Vote	Carried unanimously	<b>Certificate #</b>	<b>65233</b>	

17. MHD Partners	4 Goose Cove	New garage/studio	59.4-30	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Presented project.			
Public	None			
Concerns (9:32)	<b>Williams</b> – The plans do not have any dimensions. The dormers have too much wall plane; the cheek walls should pull right in to the windows. West elevation, the windows should pull away from the door but that might not work. <b>Camp</b> – The hipped roof would be better as a simple shed. Discussion about the dormers; splitting into two or making them triple dormer.			
Motion	<b>Motion to Hold for revisions. (Glazer)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	

18. Boardman, William	150 Main Street	Addition to existing dwelling	41-516	Rowland & Assoc.
Sitting	Williams, Coombs, Pohl, Glazer, Camp			
Alternates	None			
Recused	None			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	<b>Mickey Rowland</b> , Rowland and Associates – Made the HSAB changes. Contends the back is not visible.			
Public	None			
Concerns (9:37)	<b>Williams</b> – Read HSAB comments. This whole rear including the addition is 50 feet long. The west elevation dormer is too long at 12 feet. <b>Pohl</b> – No concerns about the length because it is all 1 story. No other commissioners have concerns.			
Motion	<b>Motion to Approve through staff per Exhibit A. (Camp)</b>			
Vote	Carried unanimously		<b>Certificate #</b>	<b>65234</b>

16. Guill, Ben	62 Hulbert Avenue	Hardscape; spa & fire pit	29-57	Waterscapes
Sitting	Williams, Coombs, Glazer, Camp			
Alternates	None			
Recused	Pohl			
Documentation	Associated site and elevation plans, photos, correspondence, and required historical documentation.			
Representing	None			
Public	None			
Concerns (9:42)	<b>Williams</b> – This is fully visible and the fire pit is to large and raised.			
Motion	<b>Motion to Hold for representation. (Glazer)</b>			
Vote	Unanimously		<b>Certificate #</b>	

## IX. HDC BUSINESS

Approve Minutes	January 19, 2016 – Motion to Approve. (Coombs) Carried 4-0//Williams abstained.
Review Minutes	January 26, 2016
Other Business	<ul style="list-style-type: none"> <li>Review architectural plans for the 40B at 106 Surfside Road Thursday, 1:00 PM, Feb. 11, 2016: cancelled</li> <li>Legal representation for HDC at Board of Selectmen (BOS) appeals and Borel Policy/Body Guard Policy: <b>Williams</b> – We need to have a policy meeting to discuss these issues.</li> <li><b>341 Madaket Road</b>: BOS appeal Feb. 3<sup>rd</sup>: <b>Williams</b> – This has nothing to do with HDC.</li> <li><b>11 North Liberty Street</b>, minimum maintenance: <b>Williams</b> – This is not an HDC issue, it is a Health Department issue. The Health department has put stickers on every single window. Chair to write a letter to Health Department about the signage.</li> <li><b>74 Centre Street</b>, wire fence violation: <b>Williams</b> – She has received two complaints and can't allow this fence; it starts at the sidewalk and runs all the way back. <b>Ian Golding &amp; Laura Wasserman</b>, 74 Centre Street – It is there for deer and people. Read into the record a letter. Presented pictures of similar fences in the old historic district (OHD). <b>Williams</b> – HDC has not allowed these in the OHD. The whole fence has to be vegetated on both sides. This is not a deer fence; it is to keep people from crossing the property. <b>Coombs</b> – Deer do come into town. If it is temporary as Mr. Golding says, it should come down by May 15, 2016. <b>Pohl</b> – For a pool fence, the screening requirement is a different issue. This fence is temporary. <b>Williams</b> – If it isn't down by May 15, there will be a violation issued.</li> </ul>

- 46 Centre Street and 2 Quince Street, minimum maintenance: **Williams** – These have the same owner who is trying to refinance 46 Centre Street; the owner has several structures that are all going to pot.  
**Motion to have the Chair send a letter requesting the owner come with a maintenance plan.** (Pohl)  
Carried unanimously
- BOS decision on 13 C Street, HDC response and letter: **Williams** – Explained the chain of events and why the remand is not legal. Talked to Attorney Steven Cohen about sending a letter of objection to the BOS and stating that the HDC will not hear this again. Contends that the two BOS members who voted in favor of remanding the project acted in a manner that is an abuse of power and that they are costing the Town money in legal fees. **Glazer** – Feels that comments made such as “it’s not the amount of time spent...” to be disrespectful.  
Discussion about *Building with Nantucket in Mind* being informational for applicants to understand the HDC.  
**Williams** – The BOS second-guessed the HDC’s decision; they aren’t supposed to do that. She will sign and send out the letter.

Commission Comments	None
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Motion to Adjourn: 10:12 p.m.

Submitted by:

Terry L. Norton

Nantucket Old Historic District

Sconset Old Historic District

Tuckernuck

Old Madaket Village